



## **Snow Ridge Village**

### **Rules and Regulations**

### **Preface**

Snow Ridge Village is a private residential community development. The authority of Snow Ridge Community Trust/Executive Board to make and enforce the following Rules and Regulations is derived from the Community Trust Document and Protective Covenants and Restrictions, which are contained in the deeds of each and every property owner in Snow Ridge Village.

The following Rules & Regulations are a result of recommendations made by various committees acting under the auspices of the Executive Board of the Trust

The Executive Board has approved these Rules and Regulations so as to (1) provide a healthful and harmonious environment for community living; (2) to protect and preserve property values; (3) to enable such action to be taken as necessary to prevent or abate conditions which may be inconsistent with the Trust Document, Declaration of Protective Covenants and Restrictions and with all applicable laws; and (4) to provide the health, safety and general welfare of all property owners at Snow Ridge.

These Rules and Regulations are consistent with the covenants and restrictions contained in the various recorded deeds and in the Snow Ridge Community Trust Document and Deeds of Conveyance.

Any violation of these Rules and Regulations could result in action by the Trust/Executive Board, such as a fine as well as institution of a Civil Action to recover sums due for damages or injunctive relief, or other appropriate action.

## 1. Motor Vehicle Rules

- 1a. All Pennsylvania Motor Vehicle Rules and Regulations shall be strictly enforced.
- 1b. Speed limit is 15 mph unless otherwise posted. All Motor Vehicle operators must be insured and licensed.
- 1c. Snowmobiles, boats, go-carts, ATV's dirt bikes, or similar vehicles are NOT PERMITTED to be operated, parked, or stored in Snow Ridge Village.
- 1d. Except for local deliveries, commercial vehicles are prohibited. NO Contractor vehicles or contractor trailers are allowed overnight.
  - a) Contractor's Trailers/Equipment must be removed from the Village at the end of the workday. Relocate Trailers to Lot 12 for overnight parking. *Violation Fine \$200*
  - b) Guests/visitors and renters/tenants are subject to the same requirements as the homeowner. A temporary parking pass will be issued in place of a decal

## 2. RULES GOVERNING PETS

- 2a. Number of Animals on Premises - It shall be unlawful for Owners to keep more than two (2) pets per home. Renters are not allowed to have pets.
- 2b. All Dogs remaining in Pennsylvania over 6 months must have a Pennsylvania license pursuant to State Law.
- 2c. Pet Owners are responsible to Clean up all waste. Stations are throughout Village.  
**Trust may impose fines as determined appropriate by the Trustee/Executive Board at time of violation.**
- 2d. All Pets must be confined to the owner's Home or walked on a leash.  
**Trust may impose fines as determined appropriate by the Trustee/Executive Board at time of violation.**
- 2e. Disturbance of the Peace - It shall be unlawful to own, harbor or keep in custody any dog that disturbs the peace by barking, howling or making other noises to the annoyance and discomfort of any person(s) in Snow Ridge Village. Continuous barking, howling or the making of other loud noises by such pet for more than half (1/2) hour or continuous barking for periods of less one (1/2) hour but more than 15 minutes, shall be deemed to disturb the peace and to cause annoyance and discomfort to persons in Snow Ridge Village. (Kidder Twp 60-2 applies)  
**1st Violation \$200 fine      2nd Violation \$500 fine**

**2f.** Any person may request Security or Township Police personnel to fine any person who shall own, harbor or keep in custody any dog which disturbs the the peace by barking, howling or making other loud noises to the annoyance and discomfort of persons in Snow Ridge Village. (Kidder Twp. 60-2 applies)

**1st Violation \$200 fine      2nd Violation \$500 fine**

**2g.** A fine by Security or the Executive Board shall consist of delivery of a copy of this charge at the residence in Snow Ridge Village of any such keeper or custodian. If permanent resident is other; the fine will be emailed or mailed.

**2h.** All complaints shall be in writing and shall identify and specify the residence of the owner, keeper or custodian of the dog or other animal. Identification of the person lodging the complaint is optional.

**2i.** ADA identified Animals. Advise & register with Preferred Management the status of your Animal. All ADA Rules and Regulations apply.

**1st Violation \$300      2nd Violation \$500 and officials contacted**

### **3. Game Animals**

**3a.** It shall be unlawful to feed or otherwise place any enticement for the purpose of attracting wild game animals onto any area of Snow Ridge Village Common-land or private or otherwise, located within the environs of Snow Ridge Village. The presence of any feed, natural or otherwise, placed on the property will be construed as a violation of the restrictive covenants of these Rules-Regulations  
Note: Feeding of Feral Cats is a violation of Rules and Regulations.

**1st Violation \$200 Fine      2nd Violation \$500 Fine**

**3b.** Wildlife are not to be harassed or molested. (Pennsylvania State Laws apply)  
**Trust may impose fines as determined appropriate by the Trustee/Executive Board at time of violation.**

### **4. Firearm Regulations**

**4a.** Hunting **is not permitted** within the confines of Snow Ridge Village.

**4b.** Discharging any firearms, pellet or paintball guns within the confines of Snow Ridge Village is strictly prohibited and unlawful. Activities observed will be reported to Law Enforcement for prosecution under State Law if applicable.

**4c.** Discharging of Fireworks within Snow Ridge Village is prohibited and against Pennsylvania State Law, Carbon County and Kidder Township Laws.

## 5. Vehicle and Parking Rules

- 5a.** Only Two Vehicles per Home are permitted to park in the community. Additional vehicles are to be parked in Lot 12.
- 5b.** Vehicles may only be parked in designated parking areas. Parallel parking, shoulder parking, parking on home pathways, is prohibited.  
**1st Violation \$200      2nd Violation \$500**
- 5c.** Any Vehicle parked in other than designated parking areas, which impedes Vehicular traffic in any way shall be removed at owner's expense.  
**Trust may impose fines as determined appropriate by the Trustee/Executive Board at time of violation.**
- 5d.** The owners of an illegally parked vehicle will be responsible for any & all damages to common-lands, pathways, vehicles and other. **Trust may impose fines as determined appropriate by the Trustee/Executive Board at time of violation.**
- 5e.** A private towing firm may tow vehicles interfering with snowplowing. The owner of the vehicle will be responsible for paying the towing fee and yard release fee to the firm to obtain the vehicle. Owners, renters, and guests are required to cooperate with snow plowing crews by moving vehicles to allow clearing of parking areas.
- 5f.** It shall be illegal to park in prohibited areas including intersections, right, of way, roadway shoulders or any unpaved areas.
- 5g. Any unregistered or inoperable motor vehicle, or any snowmobile or other recreational vehicle moved onto, stored or kept on common grounds or decks shall be removed at the owner's expense and a fine will be assessed.**

## 6. Health and Sanitation Rules

- 6a.** Trash, garbage, or other waste shall be placed only in plastic bags in the front trash closet of each home. Leaving refuse in plastic bags at the road is prohibited. If maintenance personnel are sent to clean up debris from loose garbage in closet containers or animal torn bags left at the road the owner will be charged a fine. (Owners will be responsible for actions of their tenants)  
**1st Violation \$250 Fine      2nd Violation \$500 Fine**
- 6b.** Individuals are prohibited from conveying and/or depositing household trash and garbage in or around the container at the maintenance compound.

- 6c. NO OUTDOOR FIRES** of any kind shall be permitted in Snow Ridge Village Community except for Grills contained in conventional barbecue units under Adult supervision. NO OPEN fires are allowed anywhere in Snow Ridge Village Any unauthorized fires discovered shall be immediately reported to the Fire Department. Adhering to all local ordinances will be strictly enforced. NO FIRE PITS OF ANY TYPE ARE ALLOWED ON THE COMMON LAND. **NO FIRE PITS OF ANY KIND ARE PERMITTED ON FRONT/REAR DECKS**  
**SRV Violation fine is \$1000 in addition to Kidder Township Code Officer Fine.**
- 6d.** No Loud or irritating sound either by voice or instrument which disturbs the peace and composure of a property owner not residing in the same household, is permitted. This shall include but is not limited to barking dogs, loud radios or any other entertainment/audio equipment, foul language, automobile horns or loud mufflers and amplifying devices
- 6e.** The existence or presence of any accumulation of garbage, refuse, manure or animal or vegetable matter which cause offensive odors or conditions inimical to the public health is prohibited. **This would include an accumulation of animal feces from pets on trust property.**  
**APPROVED FINES \$300, \$500, \$1000**

## **7. HOME IMPROVEMENTS**

- 7a. NO CONTRACTOR ACTIVITY FROM December 1st to March 31<sup>st</sup>.**
- 7b.** No contractors are allowed constant radio playing while working in the Village. Contractors are not allowed to work in the Village on Saturday's, Sunday's or Holiday's unless written document in hand from Management Company.
- 7c.** Owners must submit approval package prior to any exterior projects. Please review ARC application package and submit appropriately.
- 7d.** Contractor's Trailers/Equipment must be removed from the Village at the end of the workday. Relocate Trailers to Lot 12 for overnight parking.  
**Violation Fine \$200**

## **8. PRIVATE PROPERTY**

The Homes, decks and porches within Snow Ridge Village are privately owned. Any trespass upon or removal of private property from a home without the permission of the homeowner is a criminal offence under State Law and will be reported to Law enforcement authorities by Snow Ridge Village.

## **9. RENTAL UNITS & OWNER RESPONSIBILITIES**

- 9a. Effective June 1, 2022, Members who are renting their units will need to register their unit with Property Management. Along with the registration form you will need to submit an annual fee of \$350.00
- 9b. Tenants must comply with all Rules and Regulations of Snow Ridge Village.
- 9c. No pets allowed for rental units, short- or long-term rentals.
- 9d. Rules & Regulations must be presented to all tenants. Landlords are responsible for any fines imposed due to violation of rules and regulations by tenants.
- 9e. All rental units must comply with all Kidder Township licensing regulations pertaining to rental property.
- 9f. **Trust may impose a fine as determined appropriate by the Trustee/Executive Board at time of such violation.**

## **10. COMMON AREAS**

The Ground beyond the footprint of your foundation wall is Common area. The Trustee/ Executive Board reserves the right to remove all personal property or items from the Common land areas and to levy fines for Violations with or without prior notice. All unpaid fines will be assessed as a lien against the property. Cutting or adding to vegetation/shrubs on Common areas is prohibited. Requests or concerns are accepted in writing to the Management Company and then require ARC and Executive Board approvals. All requests for landscaping improvements must have ARC documented approval.

All Firewood shall be neatly stacked to or in the immediate proximity of the side wall or rear of a unit. Small quantities of Firewood can be stored on decks in metal racks no higher than four feet high. Firewood stored beneath the decks must be neatly stacked. If covered, the color of the covering material shall be gray, brown or dark green. Equipment kept on decks shall also be covered in this manner. Deteriorated firewood (rotted) must be removed.

## MISCELLANEOUS

Window treatment shall be vertical or horizontal blinds, of a uniform color; white, off-white or light tan. No other colors are permitted. Neutral colors only.

Homeowners are responsible to post these rules and regulations in their home for Renters and Guests.

Kidder Township Renting rules and inspection of the unit by Township officials is required by Law.

The intent of these Rules & Regulations is to maintain the village in a manner such that the community can be enjoyed by all members. Any violation of these Rules and Regulations will be enforced and the **Trust may impose a fine as determined appropriate by the Trustee/Executive Board at time of such violation.**

*Adopted by the Executive Board, Date: November 12, 2021*

*Revised Date: November 9, 2021*

*Revision/update: April 29, 2022*